



January 27, 2016

# Minor Project Review

## 16-004ARB/MPR – Sign – BSD Historic Core

### GEM Law Signs – 109 S. High Street

This is a proposal for the installation of a new projecting sign and new directory sign for an existing building on the north side of South High Street at the intersection with Pinney Hill Lane. This is a request for review and of approval a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

#### **Date of Application Acceptance**

Friday, January 8, 2016

#### **Date of ART Determination**

Thursday, January 21, 2016

#### **Date of ARB Determination**

Wednesday, January 27, 2016

#### **Case Manager**

Nicki Martin, Planning Assistant | 614.410.4635 | nmartin@dublin.oh.us

## PART I: APPLICATION OVERVIEW

|                             |  |
|-----------------------------|--|
| <i>Zoning District</i>      | BSD Historic Core District   |
| <i>Review Type</i>          | Minor Project Review   |
| <i>Development Proposal</i> | New 5.7 square-foot projecting sign panel and new 3 square-foot directory sign plaque for an existing historic structure |
| <i>Property Address</i>     | 109 S. High Street   |
| <i>Property Owner</i>       | GEM Law Properties   |
| <i>Applicant</i>            | Tim Mitchell, GEM Law  |
| <i>Case Managers</i>        | Nicki Martin, Planning Assistant   |

### Application Contents

The existing 1842, two-story historic structure is a simple vernacular building with stone foundation, wood siding, and metal roof. The proposal includes a new projecting sign panel and directory sign plaque, which match the shape and size of the existing signs and meet Code requirements for size, height, and location. The sign color and style is simple and complements the architecture and coordinates with color of the structure. The proposed panel backgrounds will be Amber Slate (CW-685) with Capitol White (CW-10) copy and edge detail.

The applicant plans to repaint the existing building with the same color scheme, replace light fixtures, and replace plant material, which is considered maintenance and does not require ART or ARB action.

## PART II: ZONING CODE ANALYSIS

*§153.065(H) – Site Development Standards – Signs*

| Number   |   |             |
|--|---|-------------|
| Permitted  | Proposed  | Requirement |
| Three (3), combination of two (2) different sign types | One (1) projecting sign<br>One (1) directory sign | Met         |

| Proposed Projecting Sign |   |   |                    |
|--------------------------|---|---|--------------------|
| Permitted                |   | Proposed  | Requirement        |
| Size                     | 8 sq. ft.   | 5.7 sq. ft.                                     | Met                |
| Location                 | Within 6 ft. of the principal entrance or on the wall associated with storefront;<br>Not extend more than 6 ft. from the face of the structure from which it is attached and maintain 8 ft. clear below | East façade at north corner                     | Met with Condition |
| Height                   | Max. 15 feet, or not extending above sill of second story window whichever is less  | Not extending above sill of second story window | Met with Condition |

| Proposed Projecting Sign |   |  |                    |
|--------------------------|---|--|--------------------|
| Permitted                |   | Proposed                                 | Requirement        |
| Colors                   | Max. 3 colors                                 | 2  | Met                |
| Proposed Directory Sign  |   |  |                    |
| Permitted                |   | Proposed                                 | Requirement        |
| Size                     | 4 sq. ft.                                     | 3 sq. ft.                                | Met                |
| Location                 | Within 6 ft. of entrance mounted flat to wall | Left of northern Pinney Hill Ln entrance | Met with Condition |
| Height                   | Ground floor only                             | Left of northern Pinney Hill Ln entrance | Met                |
| Colors                   | Max. 3 colors                                 | 2  | Met                |

### PART III: ADMINISTRATIVE REVIEW TEAM COMMENTS

#### Planning and Building Standards

It is appropriate to maintain the existing character of the structure by preserving the color scheme and detailing that make the structure unique to the District. The sign design is respectful to period of the structure and complements the simple architecture.

Planning requests the sign plans be updated to reflect colors being used for the sign panels and the location and mounted height of each sign be shown on the plans.

#### Engineering, Parks & Open Space, Fire, Police, Economic Development

No comments.

### PART III: APPLICABLE REVIEW STANDARDS

#### Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

(c) **Meets Applicable Zoning Regulations**

*Criterion met with condition.* The proposed sign meets Code for number, size, color, and location. The plans be updated prior to sign permitting to reflect correct colors, and the sign location and mounting height meet Code.

(e) **Building Relationships and Quality Development**

*Criterion met.* The proposed signs are located appropriately given the architecture of the building and its relationship to the street.

(j) **Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents**

*Criterion met.* The Community Plan notes that "Dublin's built environment contributes positively to the community's character. This image is characterized by high quality office

buildings, well-landscaped areas and streetscapes, tasteful signs and graphics, appropriate lighting standards and quality architecture.” The proposed sign will positively contribute to the established aesthetic character of the Historic District.

### **Architectural Review Board Criteria**

Section 153.174 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries. The following is an analysis based on those criteria.

### **Applicable General Review Standards**

#### **1) Character and Materials Compatible with Context**

*Criterion met.* The proposed sign materials are appropriate for the character of the structure. The colors, material, and design of the sign are in keeping with the building’s characteristics.

#### **2) Recognition and Respect of Historical or Acquired Significance**

*Criterion met.* The proposed sign complements the acquired historic significance of the building.

#### **3) Compatible with Relevant Design Characteristics**

*Criterion met.* The proposed design accents the original character of the structure.

#### **4) Appropriate Massing and Building Form**

*Not applicable.*

#### **5) Appropriate Color Scheme**

*Criterion met.* The proposed sign colors are appropriate and meet the *Historic Dublin Design Guidelines* for the age of the structure.

#### **6) Complementary Sign Design**

*Criterion met.* The sign design is located appropriately and complements the structure.

### **PART V: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION**

Recommendation of approval to the Architectural Review Board with one condition:

- 1) The plans be updated prior to sign permitting to show dimensioned sign location and mounting height meeting Code.